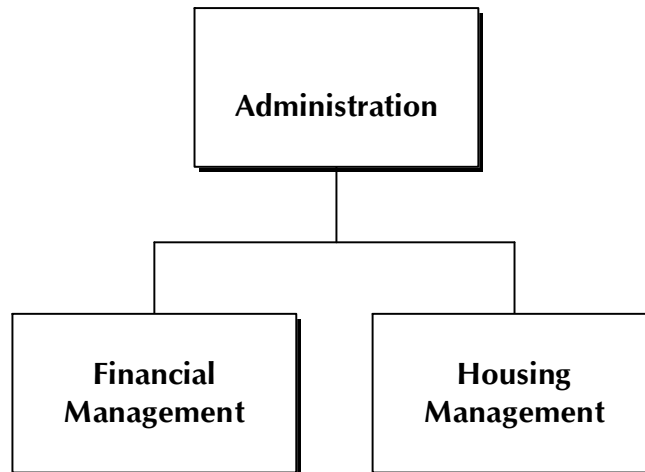


Fund 967

Public Housing Program Projects Under Management



Mission

To ensure that all tenants of Fairfax County Redevelopment and Housing Authority's (FCRHA) owned and operated public housing units are provided with decent, safe and adequate housing; maintenance and management; social services referrals; and housing counseling.

Focus

The Federal Public Housing Program is a housing program administered by the U.S. Department of Housing and Urban Development (HUD) to provide funds for rental housing serving low income households that is owned and operated by local housing authorities such as the Fairfax County Redevelopment and Housing Authority (FCRHA). There are two components of this program, with separate funding for operation, and capital improvements. Fund 967 is for management and maintenance of public housing properties and includes an annual federal operating subsidy. Fund 969, Public Housing Under Modernization, provides funds for capital improvements and repairs of existing Public Housing through an annual Capital Fund grant (formerly the Comprehensive Grant).

Revenues are derived from dwelling rents, payments for utilities in excess of FCRHA established standards, investment income, maintenance charges, late fees and HUD provided contributions and subsidies. FY 2005 revenues decrease \$205,227, or 3.7 percent from the FY 2004 Adopted Budget Plan primarily due to a decrease in the Operating Subsidy, \$389,641, based on a formula developed by HUD to provide a mechanism to align expenditures and revenues for public housing authorities. This Operating Subsidy decrease is offset by increases in: Rental Income, \$182,164, due to an average monthly rental increase of \$15.15 per unit/month and an increase of \$2,250 due to an adjustment in the amortization schedule for Federal Financing Bank bonds and U.S. Department of Housing and Urban Development debt service payments.

In addition to the public housing support provided in this Fund, FY 2005 funds totaling \$625,640 are provided in the General Fund, Agency 38, Department of Housing and Community Development in support of refuse collection costs, painting expenses and townhouse/condominium association fees. It should be noted that maintenance and administrative positions providing support for this program are funded in the General Fund.

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The current income limits for the program as established by HUD as of February 20, 2002 are as follows:

INCOME LIMITS		
Number of Persons	Very Low	Low
1	\$30,450	\$39,550
2	\$34,800	\$45,200
3	\$43,500	\$50,850
4	\$47,000	\$56,500
5	\$50,450	\$61,000
6	\$53,950	\$70,050
7	\$57,400	\$74,600
8	\$57,400	\$71,800

The Public Housing projects, as reflected in the following chart, are located throughout the County.

Project Name	HUD Number	Number of Units	Supervisory District
Audubon Apartments	VA 19-01	46	Lee
Rosedale Manor	VA 19-03	97	Mason
Newington Station	VA 19-04	36	Springfield
The Park	VA 19-06	24	Lee
Shadowood	VA 19-11	16	Hunter Mill
Atrium Apartments	VA 19-13	37	Lee
Villages of Falls Church ¹	VA 19-25	37	Mason
Heritage Woods I	VA 19-26	19	Braddock
Robinson Square	VA 19-27	46	Braddock
Heritage Woods South	VA 19-28	12	Braddock
Sheffield Village	VA 19-29	8	Mt. Vernon
Greenwood	VA 19-30	138	Mason
Briarcliff II	VA 19-31	20	Providence
West Ford II	VA 19-32	22	Mt. Vernon
West Ford I	VA 19-33	24	Mt. Vernon
West Ford III	VA 19-34	59	Mt. Vernon

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Project Name	HUD Number	Number of Units	Supervisory District
Barros Circle	VA 19-35	44	Sully
Belle View	VA 19-36	40	Mt. Vernon
Kingsley Park	VA 19-38	108	Providence
Scattered Sites	VA 19-39	25	Various
Reston Town Center	VA 19-40	30	Hunter Mill
Old Mill	VA 19-42	48	Lee
Ragan Oaks	VA 19-45	51	Sully
Tavenner Lane ²	VA 19-51	12	Lee
Waters Edge	VA 19-52	9	Sully
West Glade ²	VA 19-55	50	Hunter Mill
Scattered ADU Sites	VA 19-56	7	Various
Total Units³		1,065	

¹ This HUD project includes one unit at Heritage Woods South in Braddock District.

² Property is owned by a limited partnership of which the FCRHA is the managing general partner. Therefore, rental revenue and other expenses for this property are not reported in Fund 967.

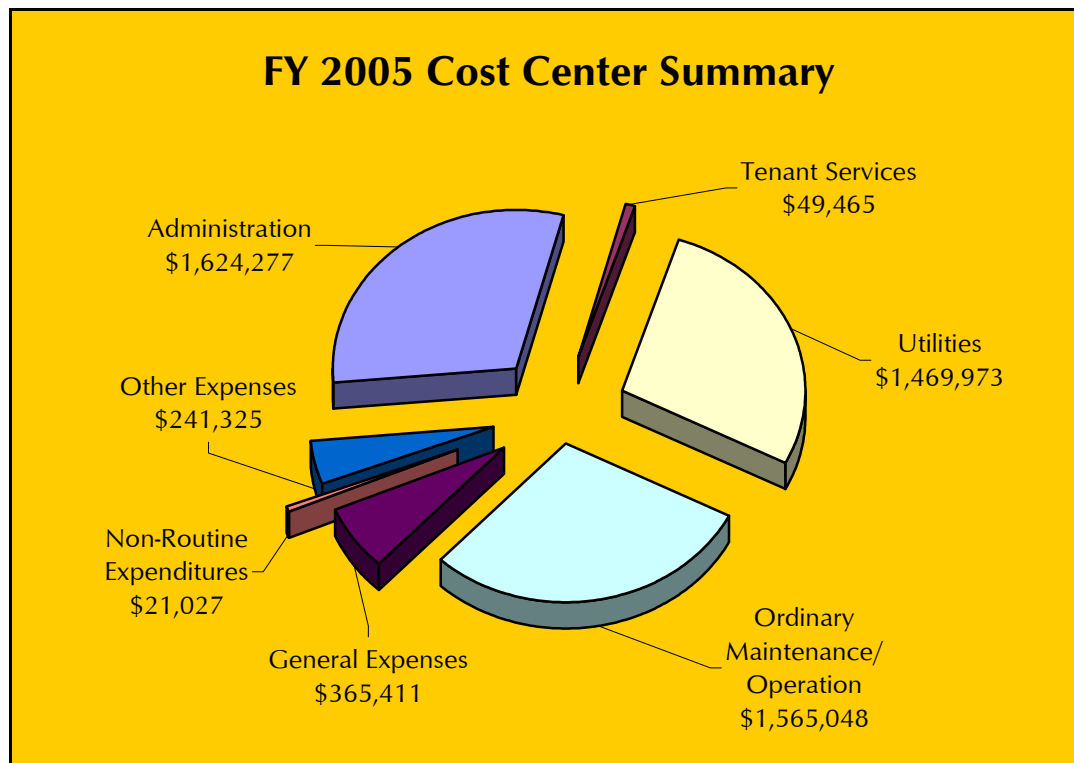
³ There are projected to be 1,065 units of Public Housing; however, only 1,001 are income producing. There are two units off-line, one of which is used as an office and the other as a community room. Per HUD guidelines, the community room is not reported to HUD when requesting Operating Subsidy. Tavenner Lane and West Glade are reported separately when reporting to HUD. The FY 2005 vacancy rate is projected to be approximately one percent for public housing properties.

Fund 967

Public Housing Program Projects Under Management

Budget and Staff Resources

Agency Summary				
Category	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	41/ 40.5	41/ 40.5	43/ 42.5	43/ 42.5
Expenditures				
Personnel Services	\$1,662,936	\$1,900,377	\$1,900,377	\$1,972,546
Operating Expenses	3,306,243	3,361,680	3,361,680	3,363,980
Capital Equipment	0	0	0	0
Total Expenditures	\$4,969,179	\$5,262,057	\$5,262,057	\$5,336,526



Position Summary				
<u>ADMINISTRATION</u>		<u>HOUSING MANAGEMENT</u>		3 Carpenters II
1	Network/Telecom Analyst II	1	DHCD Property Management Supervisor	1 Carpenter I
1	Programmer Analyst I	1	Housing Services Specialist V	1 General Building Maintenance Worker II
<u>FINANCIAL MANAGEMENT</u>		1	Housing Services Specialist IV	2 General Building Maintenance Workers I
1	Chief Accounting Fiscal Officer	1	Housing Services Specialist III	1 Painter I
1	Accountant II	7	Housing Services Specialists II	1 Administrative Assistant IV
5	Administrative Assistants III	2	Housing Services Specialists I 1 PT	2 Administrative Assistants II
1	Administrative Associate	3	Senior Maintenance Supervisors	1 Storekeeper
1	Management Analyst I	3	Air Conditioning Equipment Repairers	1 Warehouse Worker-Driver
<u>TOTAL POSITIONS</u>		PT Denotes Part-Time Position		
43 Positions / 42.5 Staff Years				

Fund 967

Public Housing Program Projects Under Management

FY 2005 Funding Adjustments

The following funding adjustments from the FY 2004 Revised Budget Plan are necessary to support the FY 2005 program:

- ◆ **Administration** **\$39,347**
A net increase in the amount of \$39,347 primarily in Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ **Ordinary Maintenance and Operation** **\$130,211**
An increase in the amount of \$130,211 primarily for the maintenance of a new Housing Management Software system and Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ **General Expenses and Tenant Services** **(\$97,339)**
A net decrease in the amount of \$97,339 primarily associated with a decrease in insurance costs offset by an increase in Personnel Services associated with fringe benefit adjustments necessary to support the County's compensation program.
- ◆ **Other Expenses** **\$2,250**
An increase in the amount of \$2,250 based on the amortized repayment schedule for the U.S. Department of Housing and Urban Development Section long-term mortgages and Federal Financing Bank bonds.

Changes to FY 2004 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2004 Revised Budget Plan since passage of the FY 2004 Adopted Budget Plan. Included are all adjustments made as part of the FY 2003 Carryover Review and all other approved changes through December 31, 2003:

- ◆ **Out of Cycle Adjustments** **\$0**
Subsequent to the FY 2003 Carryover Review, 2/2.0 SYE including 1/1.0 Carpenter II and 1/1.0 General Building Maintenance Worker II, were transferred from Fund 950, FCRHA Partnerships due to the Department of Housing and Community Development agency-wide reorganization. Funding for these positions will be absorbed within the Fund 967 budget.
- ◆ **Carryover Adjustments** **\$0**
As part of the FY 2003 Carryover Review, there was no change to expenditures, however revenues decreased by \$389,641 due to a reduction in the operating subsidy received from the U.S. Department of Housing and Urban Development (HUD) based on a multi-year average of prior years' revenues and expenditures as developed by HUD utilizing their performance funding system.

Admissions and Occupancy policies for this program are governed by the Quality Housing and Work Responsibility Act of 1998 (which amended the United States Housing Act of 1937) and are consistent with the objectives of Title VI of the Civil Rights Act of 1964. Eligibility for admission and occupancy to Low Income Housing requires the applicants to fulfill the following general criteria: (1) qualify as a family, (2) have annual income which does not exceed the income limits for admission to a designated development, and (3) qualify under the Local Preference of working at least 30 hours per week in Fairfax County, being 62 years of age or older, or receiving disability payments based upon that person's ability to work.

Fund 967

Public Housing Program Projects Under Management

FUND STATEMENT

Fund Type H96, Public Housing

Fund 967, Projects Under Management

	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan
Beginning Balance	\$660,654	\$758,160	\$1,184,575	\$1,022,416
Revenue:				
Dwelling Rental Income	\$4,101,912	\$3,873,892	\$3,873,892	\$4,056,056
Excess Utilities	132,844	157,364	157,364	157,364
Interest on Investments	38,300	58,451	58,451	58,451
Other Operating Receipts	54,773	118,032	118,032	118,032
HUD Annual Contribution	239,205	239,075	239,075	241,325
HUD Subsidy ¹	926,066	1,042,725	653,084	653,084
Total Revenue	\$5,493,100	\$5,489,539	\$5,099,898	\$5,284,312
Total Available	\$6,153,754	\$6,247,699	\$6,284,473	\$6,306,728
Expenditures: ²				
Administration	\$1,341,740	\$1,584,930	\$1,584,930	\$1,624,277
Tenant Services	17,582	49,415	49,415	49,465
Utilities	1,498,557	1,469,973	1,469,973	1,469,973
Ordinary Maintenance and Operation	1,409,434	1,434,837	1,434,837	1,565,048
General Expenses	454,573	462,800	462,800	365,411
Non Routine Expenditures	14,601	21,027	21,027	21,027
Other Expenses	232,692	239,075	239,075	241,325
Total Expenditures	\$4,969,179	\$5,262,057	\$5,262,057	\$5,336,526
Total Disbursements	\$4,969,179	\$5,262,057	\$5,262,057	\$5,336,526
Ending Balance³	\$1,184,575	\$985,642	\$1,022,416	\$970,202

¹ Category represents a U.S. Department of Housing and Urban Development (HUD) operating subsidy based on revenue and expenditure criteria developed by HUD utilizing their performance funding system criteria.

² Expenditure categories reflecting HUD required cost groupings.

³ The FY 2004 Ending Balance decreases by more than 10 percent primarily due to projected decreases in rental income and the HUD Operating Subsidy based on multi-year formulas maintained by HUD and an increase in Personnel Services for Pay For Performance expenditures.